



Austin City Council MINUTES

For DECEMBER 20, 1983 - 10:00 A.M.
SPECIAL CALLED MEETING

Council Chambers, 307 West Second Street, Austin, Texas

City Council

Ron Mullen
Mayor

John Treviño, Jr.
Mayor Pro Tem

Council Members
Mark Rose
Roger Duncan
Sally Shipman
Mark E. Spaeth
Charles E. Urdy

Nicholas M. Meiszer
City Manager

Elden Aldridge
City Clerk

Memorandum To:

Mayor Mullen called to order the Special Called Meeting of the Council scheduled for 10:00 a.m., noting the presence of all Councilmembers.

PUBLIC HEARINGS SET - WATERSHED ORDINANCES

The Council, on Councilmember Duncan's motion, Councilmember Rose's second, set the following public hearings:

1. Discuss and consider amending the Watershed Ordinance for Williamson Creek: January 19, 1984
at 5:00 P.M.
2. Discuss and consider amending the Watershed Ordinance for Slaughter Creek: January 19, 1984
at 5:00 P.M.
3. Discuss and consider amending the Watershed Ordinance for Onion Creek: January 12, 1984
at 5:00 P.M.
4. Discuss and consider amending the Watershed Ordinance for Bear Creek: January 12, 1984
at 5:00 P.M.
5. Discuss and consider amending the Watershed Ordinance for Little Bear Creek: January 12, 1984
at 5:00 P.M.

PROTECTION OF PECAN TREES

Council had before them an ordinance relating to the protection of pecan trees in the Barton Springs Road area. They discussed and made the following motion:

Motion

The Council, on Councilmember Shipman's motion, Councilmember Spaeth's second, approved extension of the study area for protection of pecan trees in the Barton Springs Road Area from Lamar to Zilker with public input invited. (7-0 Vote)

CONSENT RESOLUTIONS

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, adopted the following resolutions in one consent motion: (7-0 Vote)

Multi-Family Housing Bonds

Approved a Multi-Family Housing Bond financed project for the Cascades Apartments Venture, located at 1221 & 1222 Algerita Avenue, and making the findings required.

Approved a Multi-Family Housing bond financed project for the Cypress Hills Apartment Venture, located at 3501 South 1st Street.

Approved a Multi-Family Housing bond financed project for the Interregional Apartments, Joint Venture, for the purpose of the Federal Tax Law, and making the findings required.

Austin Housing Finance
Corporation

Accepted 4.5 acres (more or less) and \$25,000 from Mr. Gene Naumann in connection with the issuance of bonds by the Austin Housing Finance Corporation.

Physical Rehabilitation

Approved a resolution regarding physical rehabilitation service in Austin.

RECESS

Council recessed its meeting at 10:25 a.m. for an Austin Housing Finance Corporation meeting and resumed its recessed meeting at 10:35 a.m.

AUSTIN HOUSING FINANCE CORPORATION BOND RESOLUTIONS

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Shipman's second, adopted a bond resolution passed by the Austin Housing Finance Corporation authorizing issuance of Multi-Family Housing bonds to finance a project for the Cascades Apartments Venture, located at 1221 & 1222 Algerita Avenue. (7-0 Vote)

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Shipman's second, adopted a bond resolution passed by the Austin Housing Finance Corporation authorizing issuance of Multi-Family Housing bonds to finance a project for Cypress Hills Apartments Venture, located at 3501 South 1st Street. (7-0 Vote)

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Shipman's second, adopted a bond resolution passed by the Austin Housing Finance Corporation authorizing issuance of Multi-Family Housing Bonds to finance a project for Interregional Apartments, Joint Venture, in the amount of \$1,700,000. (7-0 Vote)

PUBLIC HEARING - TO BE HELD BY FINANCE DIRECTOR

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Urdy's second adopted a resolution authorizing Phil Scheps to hold a public hearing on December 30, 1983 on Cypress Apartment Ventures and Cascade Apartment Ventures. (7-0 Vote)

At this point, Mayor Mullen relinquished the chair to Mayor Pro Tem Trevino, during action on the following public hearings.

PUBLIC HEARING - TEXAS MUNICIPAL CENTER JOINT VENTURE

Mayor Pro Tem Trevino opened the public hearing set for 10:00 a.m. on the Texas Municipal Center Joint Venture, located at 500 East 11th Street, to consider designation of an area as an "Eligible Blighted Area" pursuant to Art. 5190.6, V.T.C.S., the Development Corporation Act of 1979.

No one appeared to be heard.

HEARINGS- (Continued)

Motion

The Council, on Councilmember Spaeth's motion, Mayor Pro Tem Trevino's second, closed the public hearing and adopted a resolution designating an area as an "Eligible Blighted Area" pursuant to Act 5190.6 B.T.C.S., The Development Corporation Act of 1979 for the Texas Municipal Center, Joint Venture, located at 500 East 11th Street. (6-0 Vote, Mayor Mullen abstained.)

PUBLIC HEARING - TEXAS MUNICIPAL CENTER

Mayor Pro Tem Trevino opened the public hearing set for 10:00 a.m. to consider an Industrial Development Bond Financed Commercial Project proposed by the Texas Municipal Joint Venture.

No one appeared to be heard.

Motion

The Council, on Councilmember Spaeth's motion, Mayor Pro Tem Trevino's second, closed the public hearing, and adopted a resolution approving an Industrial Development Bond Financed Commercial project proposed by The Texas Municipal Center, Joint Venture, and making the findings required for the Federal Tax Law. (6-0 Vote, Mayor Mullen abstained)

PUBLIC HEARING - TEXAS MUNICIPAL CENTER JOINT VENTURE

Mayor Pro Tem Trevino opened the public hearing set for 10:00 a.m. to consider an Industrial Development Bond Financed Project proposed by The Texas Municipal Center Joint Venture located at 500 East 11th Street for the purpose of the Federal Tax Law.

No one appeared to be heard.

The Council, on Councilmember Spaeth's motion, Mayor Pro Tem Trevino's second, closed the public hearing and adopted a resolution approving an Industrial Development Bond Financed Project for the Texas Municipal Center Joint Venture and making the findings required for the Federal Tax Law. (6-0 Vote, Mayor Mullen abstained)

LOOP 360 PROTECTION ORDINANCE

Mayor Mullen opened the public hearing set for 10:00 A.M. on

LOOP 360- (Continued)

Loop 360 Protection Ordinance.

Mr. Lillie, Director of Planning, told Council, "One of the priorities of the City Council was to develop an ordinance for Loop 360 that formalized the 360 guidelines that are currently in place. The guidelines are not a part of the Zoning Ordinance and it was felt by the Council that the process and review should be formalized and approved. The Planning Commission began their work in the summer and the sub-committee chaired by Mrs. Schenkkan who was the vice-chair, in joint working with the Horizons 360 Group which the property owners and investors along 360 have met on numerous occasions and the draft was formalized and the Planning Commission has held a public hearing on it and I'm making these recommendations to you. In the draft just distributed to you there are some deletions and additions shown by words marked out or crossed through with additions underlined."

Mrs. Schenkkan went over the ordinance with the Council. Copy is on file in the City Clerk's office. Marie Gaines, Planning Department, discussed height provisions. She said the minimum height can be 40' and the building height can go up to 63' as determined by a 12° angle. She said if there is an upward slope the set back is increased. Ms. Gaines said information concerning the center line is readily available from the Highway Department. Discussion followed concerning the proposed ordinance.

David Armbrust, representing Horizons 360, said they are a group of landowners, developers and concerned citizens numbering over 100, who worked closely with Frances Schenkkan on the ordinance. He said the ordinance before the people is tough but it will still allow projects which they want to see on 360. He discussed the grandfather clause and said the April 1 date is good because it allows people planning now to get approval, but he feels a blanket grandfather clause would cause problems.

Crockett Keller, who owns land on 360 and Bee Cave Road, asked questions concerning certain areas of the ordinance.

Bill Carson said he has a problem with the grandfather clause.

Tom Curtis, representing Mr. Hersch who owns the tract across from Barton Square Mall urged Council to grant a zoning change which would not comply with the guidelines.

Councilmember Rose stated that River Bend Church is his church and he can vote on the ordinance but cannot vote on anything that concerns the church.

Jerry Harris, representing River Bend Church, said they want to proceed with their project.

LOOP 360 - (Continued)

Pete Dwyer said the Council's help and support is needed in following through on the proposed ordinance.

Jim Nias, Assistant City Attorney, answered the question concerning Bee Caves Road and 360 by stating the area is not suitable for retail development because the terrain is topographically abrupt.

Councilmember Rose said the proposed ordinance is a tough one but he will work hard to keep it that way.

Motion

The Council, on Councilmember Rose's motion, Councilmember Spaeth's second, closed the public hearing and instructed an ordinance be brought back for action on the January 5, 1984 agenda. (7-0 Vote)

RECESS

Council recessed its meeting at 11:30 a.m. to go into Executive Session pursuant to Article 6252-17 to discuss board and commission appointments under Section 2, Paragraph g. Mayor Mullen announced any action to be taken will be done in open meeting.

ADJOURNMENT

Council adjourned its meeting at 12:07 p.m.